

# UPDATE High Point: *Preparing for the 21st Century*

Purpose: To rewrite the City's Development Ordinance (which governs zoning and subdivision regulations) to create a more resilient and balanced community

TASK	DESCRIPTION	RESPONSIBILITY	TIMEFRAME	OUTCOMES	DELIVERABLES
<b>Task 1: Refresh Code Assessment</b>	Refresh the 2009 Code Assessment to incorporate changed conditions, newly obtained input from the community, and any changes to land use policy. Once completed, this document will serve as the blueprint for drafting the new Development Ordinance.	City of High Point Project Manager, Clarion, CNNC, CERT	Spring/Summer 2012	An engaged community with an understanding of the project purpose.	1. Revised Citizen Preference Survey 2. Project website 3. A “refreshed” Code Assessment
<b>Task 2: Draft Development Ordinance</b>	Utilizing the “refreshed” Code Assessment as a blueprint, a draft of the new Development Ordinance will be created in three separate installments.	City of High Point Project Manager, Clarion, CNNC, CERT, Citizen Advisory Committee, Staff review team	Summer 2012 - Summer 2013	A draft ordinance that incorporates the project objectives and the issues identified by the public and included in the code assessment.	1. Three individual installments of the Development Ordinance for review. 2. A consolidated testing draft version of the Development Ordinance.
<b>Task 3: Design Standards and Preferred Development Types</b>	Prepare design-related provisions and preferred development type alternatives concurrent with the drafting of the third installment of the Development Ordinance in Activity 2.	City of High Point Project Manager, Clarion, Citizen Advisory Committee, Staff review team	Summer 2013	Creation of design standards that will promote pedestrian friendly environments that respect neighborhood character and the provision of preferred development types that can expedite the approval process and make it easier for developers with limited means to develop in targeted areas.	1. Design Standards 2. Preferred Development types
<b>Task 4: Test Development Ordinance</b>	Conduct a focused test of the suggested new regulatory provisions through a comparison of recently approved development and comparable hypothetical development produced in accordance with the proposed Development Ordinance provisions.	City of High Point Project Manager, Clarion, Staff review team	Fall 2013	Ability to see if the new ordinance meets the desired objectives.	1. Test case studies
<b>Task 5: Public Hearing Draft of the Development Ordinance</b>	Based on a consolidation of all of the input received, create a public hearing draft.	City of High Point Project Manager, Clarion	Winter 2013/2014	A new Development Ordinance that will create a sustainable High Point as new development occurs.	1. Public Hearing draft of the Development Ordinance 2. Final draft of the Development Ordinance
<b>Task 6: Training</b>	The training sessions will be tailored to three different audiences: review board members, members of the development community and public, and city staff.	City of High Point Project Manager, Clarion	Spring/Summer 2014	Trained review boards, development community and public, and staff on the new Development Ordinance.	1. Three sets of training materials for: review boards; development community and public; and staff.
<b>Task 7: Administrative Manual</b>	The manual, which is not part of the codified Development Ordinance, will serve as a supplement to the ordinance that explains provisions, and how the development review procedures work in practice.	City of High Point Project Manager, Clarion, Staff review team	Spring/Summer 2014	A user’s guide for the Development Ordinance.	1. Mock-up of Administrative Manual 2. Draft Administrative Manual 3. Final Administrative Manual